



**CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
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Date: June 3, 2005

**MANCHESTER, NH ZONING BOARD OF ADJUSTMENT**

**Board Decision from the June 2, 2005 Public Hearing and Business Meeting**

**CONTINUANCE OF PUBLIC HEARING FROM THE MAY 19, 2005 JTPH**

Case #70-ZO-05 – **85 McGregor St.** (build a 4-story medical office building and an attached 4-level parking garage; also build an elevated pedestrian walkway over a public street connecting new office building with existing hospital (CMC) - **Granted**

Case #71-ZO-05 – **100 McGregor St.** (build an elevated pedestrian walkway over a public street connecting to a 2-story addition to existing hospital (CMC) – **Granted**

**PUBLIC HEARING**

Case #84-ZO-05 – Roger Dignard (Agent) proposes to build a 4-story medical office building with an attached 4 level parking garage and elevated pedestrian walkway over a public street connecting new office building to existing hospital (CMC) and seeks a **variance** from Section 6.07 street yard setback (2 counts) of the Z.O., as per plans submitted May 24, 2005 at **85 McGregor St. - Granted**

Case #51-ZO-05 – Attorney Earl Carrel (Agent) proposes to maintain detached single-family dwelling converted from garage without benefit of permits and creating two principal structures on the lot; also maintain parking and ramp in front yard and maintain shed in side yard and seeks a **variance** from Sections 5.08 multiple structures, 6.02 lot frontage, 6.07 lot area, front and rear yard setbacks, lot coverage, 10.09 (B) parking setbacks, 10.08 (B) driveway location and 8.24 (A) 2 Accessory Structures of the Z.O. and NH Revised Statutes Annotated 674:41 Erection of Buildings on Streets, as per plans submitted March 16, 2005 at **43 Grove Ave./109 Pleasant Lane. – Granted with stipulations**

Case #64-ZO-05 – Attorney James A. Normand (Agent) proposes to maintain family room addition and potential partial demolition to rear shed area and seeks a **variance** from Section 6.07 side yard setback and 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted April 15, 2005 at **671 Hevey St. – Granted (Property can remain as is.)**

Case #72-ZO-05 – Steve Cotran (Agent) proposes to demolish convenience store and build four 32' x 15.75' attached residential units and seeks a **variance** from Sections 5.10 (A) (2) attached single-family (4 units), 6.07 lot area, front width, front yard setback and side yard setback, 10.09 (B) parking setbacks, 10.07 (J) (1) parking bumpers, 10.06 (B) parking layout and 10.07 (G) internal landscaping of parking area of the Z. O., as per plans submitted April 21, 2005 at **265 Kimball St. - Denied**

Case #73-ZO-05 – Patrick Steele (Agent) proposes to build a 28' x 24' 2-stall garage with living space above and a 6' x 14' extension to existing farmer's porch and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted April 19, 2005 at **102 Westwind Dr. - Granted**

Case #74-ZO-05 – John Rahill (Agent), proposes to replace existing mobile home with a 26'-7" x 44' manufactured home and seeks a **variance** from Sections 6.07 front yard and rear yard setbacks of the Z.O., as per plans submitted April 15, 2005 at **749 Corning Rd. (Lot 33) - Granted**

Case #75-ZO-05 – Ana Maria Corcoran (Owner) proposes to complete construction of rear deck and steps and maintain existing parking seeks a **variance** from Section 6.07 rear yard setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted April 27, 2005 at **2570 Brown Ave. - Granted**

Case #76-ZO-05 – Brian L. Stevens (Owner) proposes to subdivide lot and create two buildable lots (Lots 1 & 1C) on Lot 1 A, maintain a single family home and seeks a **variance** from Sections 6.07 lot front, width and side yard (2) setbacks of the Z.O. for Lot 1A, as per plans submitted May 4, 2005 at **1100 Goffstown Rd. - Granted**

Case #77-ZO-05 – Cathy Belisle (Owner) proposes to build a second story addition for added living space and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted May 10, 2005 at **359 Stark Lane. \*Previous variance granted 6' setback. - Granted**

Case #78-ZO-05 – Wendy Pinard (Owner) proposes to maintain a 2-stall attached garage and mudroom; also maintain front porch and shed and seeks a **variance** from Sections 6.07 front and side yard setbacks and 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted April 22, 2005 at **1025 Wellington Rd. - Granted**

Case #79-ZO-05 – Kevin M. Isabelle, Jr. (Owner) proposes to convert portion of commercial use on the first floor to a dwelling unit; also maintain 22' x 10' addition whereby a variance was granted for a 16' x 10' addition (Case #84-ZO-94R) and seeks a **variance** from Section 6.07 side yard and rear yard setbacks and 11.04 (B) & (F) non-conforming uses of the Z.O., as per plans submitted May 11, 2005 at **1050 Valley St. - Granted**

Case #80-ZO-05 – Rejean Rheume (Agent) proposes to subdivide lot; on lot 1, maintain restaurant; on Lot 1-1, create a buildable lot for a single family home and seeks a **variance** from Sections 6.07 lot coverage and 10.09 (B) parking setbacks for Lot 1 and 6.07 lot width for Lot 1-1 of the Z.O., as per plans submitted March 2, 2005 at **2650 Brown Ave. - Granted**

Case #81-ZO-05 – Lori Ouellette (Agent) proposes to create an accessory dwelling unit in garage and build a 24' x 34' three-stall garage and seeks a **special exception** from Section 5.11 (L) 1 Accessory dwelling unit and a **variance** from Sections 6.07 street yard and 10.08 (c) driveway width and 8.21 (C) accessory dwelling unit of the Z.O., as per plans submitted May 20, 2005 at **1686 Lake Shore Ave. - Granted**

Case #82-ZO-05 - Greg Scarlett (Agent) proposes to consolidate lots and subdivide into two lots; on lot 15A, maintain single-family home; on lot 14A, build a 2-story, 2-family duplex and maintain existing garage and seeks a **variance** from Sections 5.10 (A) 5 use, 6.07 lot area, lot frontage, lot width and 8.24 (A) (2) Accessory Structures (Lot 14A) and 6.07 lot width (Lot 15A) of the Z.O., as per plans submitted May 12, 2005 at **58 Riley Ave.**  
**Withdrawn by Attorney on June 2, 2005.**

Case #83-ZO-05 – Todd Connors (Agent) proposes to build a 3-story addition to former school and convert entire building to 32 units of congregate housing and seeks a **variance** from Sections 5.10 (A) 10 Congregate Housing, 6.07 street yard setback, height in stories, floor area ratio, 10.09 (B) (4) parking setbacks, 10.06 (C) loading area and 10.07 (G) landscaping of the Z.O. as per plans submitted May 18, 2005 at **435 Amory St. – Granted**

### **BUSINESS MEETING**

#### **Request for Rehearings:**

Case #46-ZO-05 – **22 Hillcrest Ave.** (allow a buildable lot where subject to consolidation with adjacent lot) - **Denied**

Case #48-ZO-05 – **9 Hudson St.** (build a single-family home on a lot non-conforming in area and width and subject to consolidation with adjacent lot non-conforming in area, frontage and width). – **Granted**

Case #60-ZO-05 – **587 Maple St.** (occupy 300-sq. ft. for in-home special event beauty salon) **Denied**

#### **Subsequent Application:**

Case #85-ZO-05 – **940 Hanover St.** (convert existing structure from residential to commercial) **Withdrawn by Applicant on June 1, 2005.**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may file a Motion for Rehearing within 30 days.